

oakheart

£550,000

Guide Price
Suffolk Avenue, West Mersea,

Guide Price £550,000. - £600,000.

Nestled within the serene ambiance of West Mersea, this three/four bedroom cottage offers a captivating embodiment of timeless charm. Originally constructed in 1925, this character-filled cottage underwent a tasteful extension in 1996, seamlessly blending vintage allure with modern comforts.

Welcoming you with its understated elegance, the residence boasts a deceptive spaciousness, offering an abundance of living space for comfortable family living. The interior layout effortlessly balances

functionality and aesthetics, with a thoughtfully designed kitchen that flows seamlessly into a dining area, facilitating effortless entertaining and culinary experiences. The property further impresses with three distinct reception rooms, each exuding its own unique ambiance, while a dedicated study provides an ideal space for work or leisure pursuits.

The home offers the principle bedroom, complete with an ensuite for added privacy, second bedroom/media room, alongside two additional generously proportioned double bedrooms and a shower room on the ground floor.

Convenience is elevated with the inclusion of a utility room, ensuring practicality meets luxury at every turn. Stepping outside to the landscaped gardens, the enchantment continues with the presence of two charming summer houses, measuring 8 x 4 meters and 6 x 3 meters respectively, offering versatile spaces for relaxation or creative endeavors amidst the tranquility of the surroundings.

For an Internal Inspection Please Call Oakheart Mersea Island.











TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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